

DRAFT MINUTES
SUTTONS BAY TOWNSHIP PLANNING COMMISSION
MINUTES OF SEPTEMBER 7, 2021

CALL TO ORDER

Dennis Rathnaw, Chair, called the Suttons Bay Township Planning Commission to order on Tuesday, September 7, 2021, at 6:00 p.m. at the Suttons Bay -Bingham Fire Hall, 201 N. St. Marys Street, Suttons Bay Township, Michigan. The meeting was held in person with zoom attendees.

ROLL CALL - Quorum Present

Present at the Fire Hall: Dennis Rathnaw, Susan Odom, Andy Brandt, Rhoda Johnson, Tom Nixon, Doug Periard, Dee McClure. Amy Coleman attended via remote access,

Absent: Don Gregory

Staff Present: Steve Patmore, Mathew Cooke

Rob Carson-via remote access.

Approval of the Agenda - Consensus to approve the agenda as submitted.

Conflict of Interest: None

Public Comment - John Zachman, stated he is a maple syrup farmer.

Approval of Minutes - Consensus to approve the Minutes of August 3, 2021 as presented.

Items of Discussion

1. Zoning Ordinance Overhaul Project -

A. Special Event Language

Chair Rathnaw began the conversation regarding Special Event language-

Comments:

- Modify special events and put burden of proof on applicant. Consider temporary use permits for special events see how the right to farm act defines a commercial farm.
- Agri-tourism - question to PC, what is the end goal with amendments going forward.
- What do we want to accomplish with special events?
- See special events as part of farming, making a livelihood, for the existing farmer.

- Keep the farm going, mitigate special events, co-exist as farmers, keep the area as it is.
- Southwell Farm - 15 people having issue with it, not following the zoning ordinance. How is it measurable? Residents have a right to enjoy their property as well. The planning commission got bogged down in debates with that property. Would like to see language in zoning ordinance clearly defined regarding noise.
- Special events - can clear language be provided for special events. Noise is of concern, time limits, size of event.
- Rob Carson - can tailor a condition to a site. Right to Farm Act very stringent regulation which outlines ag use, be sure commercial farm definition does not violate Right to Farm Act. Need to speak to experts on Right to Farm Act.
- Utilize a temporary special use permit process - set number of events in a calendar year. Obtain legal opinion on temporary special use permits.
- Find a way to allow beautiful old structures on the land.
- Place design guidelines, need examples, pose to experts.
- Seek information from Mary Riley who is the expert on Right to Farm Act and form-based zoning design standards.
- Consider Special Event On-Site Manager

B. Land Use Map

- Specific issue - land not being used for ag
- Explain use of accessory buildings

Reports-

ZA - See report submitted

Planner -None.

Township Board. - Working on parks.

Chair Comments - None

Public Comment - John Zachman, comments on barns.

Next meeting agenda - October 5, 2021

Adjournment - Meeting adjourned at 7:58 p.m.

Minutes by Marge Johnson, Recording Secretary

Amy Coleman, Planning Commission Secretary